

**KINGSBURG PLANNING COMMISSION
SPECIAL MEETING
AUGUST 24, 2006**

Call to order – At 5:00 P.M. Commissioner Parlier called the meeting of the Kingsburg Planning Commission to order.

Commissioners present – Commissioner Henslee, Commissioner Woollard, Commissioner Peelgren, Commissioner Martin, and Commissioner Parlier.

Commissioners Absent – Commissioner Polyack, and one vacant seat.

Staff Present – Planning and Development Director Terry Schmal, City Engineer Dave Peters and Planning Secretary Mary Colby.

Others Present – Sandra Staats, Dave Crinklaw, Bob Schoettler, Warren Thompson, Abe Wiebe.

Approval – Commissioner Henslee made a motion, seconded by Commissioner Woollard to approve the minutes of the July 13, 2006 minutes as mailed. The motion carried by unanimous aye voice vote of those Commissioners present.

Public Comments – There were no citizens present who wished to comment at this time.

Amend the Growth Management Ordinance

Planning and Development Director Terry Schmal stated that this is the revision with the recommendations made by City Council and the Planning Commission. Mr. Schmal briefly outlined the changes made and allowed the Commissioners to comment.

The major changes that were made are:

- Better definitions of Senior Housing.
- All reference to Priority Projects is omitted.
- Additional information on documents and submittals needed when submitting for allocations.
- Process for handling of Gated Communities.

At 5:13 P.M. the Public Hearing was open.

Robert Schoettler, 7489 N. First Street, Fresno stated that he is present to speak on the timing for this ordinance. He stated that the applications for allocations are due next month and he and other developers have submitted conceptual plans according to the present guidelines. He stated that now the guidelines will change and our submittals will have to be changed to reflect the new guidelines. Mr. Schoettler stated that it is inconvenient to plan a project with changes made at the last minute.

There were no other citizens who wished to comment at this time and at 5:20 P.M. the Public Hearing was closed.

Commissioner Henslee stated his concern is with the ratio for senior housing.

Commissioner Parlier expressed concerned with Mr. Schoettler's comments and asked him to relay which points will delay his projects.

Commissioner Woollard made a motion, seconded by Commissioner Martin, to recommend to the City Council approval of the proposed amendments to the Growth Management Ordinance as presented by staff. The motion carried by unanimous aye voice vote of those Commissioners present.

PUBLIC HEARING – Pre-Zone RZ-2006-03 – Pre-Zone 2 parcels, 11 acres on the s/w corner of 10th and Kamm Avenue, 20 acres on the west side of Madsen north of Kamm Avenue to R-1-7 –Bob Schoettler applicant. - Planning and Development Director Terry Schmal gave brief details regarding this prezone request and located the parcels on the map. He stated that Residential Single Family (R-1-7) zoning is proposed.

At 5:25 P.M. the Public Hearing was opened. There were no citizens present who wished to comment and at 5:27 P.M. the Public Hearing was closed.

Commissioner Henslee made a motion, seconded by Commissioner Peelgren, to recommend to the City Council approval of Rezoning Application RZ-2006-03 to prezone two parcels, with 11 acres on the southwest corner of Academy Avenue and Kamm Avenue and 20 acres on the west side of Madsen north of Kamm Avenue to Residential single family 7000 square foot lot size per unit. The motion carried by unanimous aye voice vote of those Commissioners present.

PUBLIC HEARING – RZ-2006-02 - Pre-Zone approximately 20 acres to R-1-7 – Located on the west side of 18th Avenue north of Kamm Avenue and the existing Gateway subdivision. D.R. Horton applicant. - Planning and Development Director Terry Schmal gave brief details regarding this prezone request and located the parcel on the map. He stated that Residential Single Family (R-1-7) zoning is proposed.

At 5:33 P.M. the Public Hearing was opened.

Tim Howard, representative for this project stated that this is a needed step in this project and is glad to see this move forward.

There were no other citizens present who wished to comment at this time and at 5: 35 P.M. the Public Hearing was closed.

Commissioner Peelgren made a motion, seconded by Commissioner Martin, to recommend to the City Council approval of Rezoning Application RZ-2006-02 to prezone approximately 20 acres located on the west side of 18th Avenue north of Kamm Avenue and the existing Gateway Subdivision to Residential Single Family 7000 square foot lot size per unit. The motion carried by unanimous aye voice vote of those Commissioners present.

Site Plan Review - SPR 2006-06 – For an Industrial Park Located At 120 Stroud Avenue, Applicant Abe Wiebe - Planning and Development Director Terry Schmal gave brief details regarding this site plan showing the new rendition of the main office building which includes Swedish style embellishments.

The Commissioners discussed the proposed drainage basin located on this site. The drainage pond shown is located at the end of Stroud Avenue which the City proposes to abandon to accommodate this plan. City Engineer Dave Peters assured the Commission that this basin will provide adequate drainage for this site. He asked that staff not make a final decision on the ultimate shape of the basin for this location pending further studies of the needs in this area. Mr. Peters stated that one of the conditions of approval for this project will be a revision to the Storm Drain Master Plan.

Warren Thompson, 5151 Palm Ave Ste 500, the representative for this project, stated that it is their intent to use more color on the main office than the other structures on this site. Mr. Thompson gave a brief description of the main entrance, including the Dala Horse and non functional gate houses. He asked for deferments on some of the conditions listed:

- Circulation
- Will not need lock boxes
- Undergrounding of Utilities

Dave Crinklaw who owns approximately 6 ½ acres to the north, stated that this is a fantastic project, but he would like to have the size of the basin clarified by the City Engineer. City Engineer Dave Peters stated that the size of the basin will be 18.05 acre feet and the configuration will be the main issue.

Commissioner Peelgren made a motion, seconded by Commissioner Martin, to approve Site Plan Review 2006-06 for an Industrial Park Located at 120 Stroud Avenue with all of the conditions of approval as recommended by City Staff and the City Engineer.

With recommendation to City Council to agree to abandonment of Stroud avenue with the purposes of constructing a ponding basin.

Landscape buffer to extend the length of the basin on highway 99

Staff Recommendations:

1. That the site plan complies with all applicable provisions of this (Zoning) Ordinance.
2. The following are so arranged that traffic congestion is avoided and that pedestrian and vehicle safety and welfare are protected and there will not be adverse effects on the surrounding properties:
 - a. Facilities and improvements.
 - b. Vehicular ingress, egress, internal circulation, and off-street parking and loading.
 - c. Setbacks.
 - d. Height of buildings.
 - e. Location of service.

- f. Walls and fences.
- g. Landscaping, including screen planting and street trees and will extend the length of the basin on Highway 99.
- h. Drainage of site.
- i. Refuse enclosures.
- 3. Proposed lighting is so arranged as to deflect the light away from adjoining properties.
- 4. Proposed signs will comply with all of the applicable provisions of Article 14 of the ordinance (no signage is included in the application at this time).
- 5. That adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.
- 6. Abandonment of Stroud Avenue to accommodate the drainage basin.
- 7. Extend the landscape buffer the length of the basin on Highway 99.

City Engineer Recommendations:

General:

- 1. That all conditions of the applicant be conditions of approval, except as further modified below, and subject to modifications to conform to applicable City Standards.
- 2. That the conditions of approval contained herein are in addition to those in Section 18 of the City of Kingsburg Improvement Standards.
- 3. That the applicant pays all fees as required by existing ordinances and schedules.
- 4. That all water wells and septic systems that served the agricultural property be abandoned pursuant to City, County, and State standards.
- 5. That the developer coordinate with and obtain Encroachment Permits from other agencies (Caltrans, CID, Fresno County, etc.) for any work within other jurisdictions.
- 6. All building plans for the office/residence and mini storage units shall be submitted to the City's Architectural Design Review Committee for review and approval.
- 7. That the developer pursue applicable mapping procedures to relocate or eliminate dividing parcel lines which conflict with the placement of buildings or building setbacks such that the buildings are located to meet the City's Zoning Ordinance.

Circulation:

- 8. That direct vehicular access to be taken from Simpson Street (Golden State Blvd) and that a 100-foot deceleration and acceleration lane be constructed at the access point.
- 9. That a 42 foot half width right-of-way shall be dedicated along the Simpson Street frontage.
- 10. That the developer enters into a deferment agreement for construction of ultimate street improvements along the Simpson Street frontage if these improvements are not constructed as part of the project.
- 11. That a 12-foot wide pedestrian/bicycle path be developed along the north side of Road A. Trail shall consist of a paved path and landscaping. Plans for path improvements shall be submitted to the City Engineer for review and approval.
- 12. That the applicant agrees to revise his entrance to the site at such time that Stroud Avenue is realigned, including turning movement restrictions at the entrance off Stroud.

Water:

13. That a 12-inch oversize water line be constructed in Simpson Street across the limits of the project. Fire hydrants shall be provided along the area of construction at a spacing of approximately 300'.
14. That a looped water system be installed on site with a reduced pressure backflow preventer and water meter installed at each building. The developer shall grant a 10-foot easement along the on-site water line loop to the City for maintenance purposes.
15. That the applicant reserve a future construction easement in favor of the City for the boring and jacking of a water line and casing under the railroad tracks.
16. Applicant shall provide a keypad or Knox-box at any proposed entry gate for Fire Department and emergency vehicle access.
17. On-site fire hydrants shall be provided at locations approved by the Fire Chief. Hydrants shall be in accordance with the Uniform Fire Code and shall generally be located so that the spacing of hydrants does not exceed 300'. On-site water main supplying the fire hydrants shall be a minimum of 8" diameter.

Sewer:

18. That the developer connects to the existing sewer line in Simpson Street and extend the sewer system into the site in accordance with Selma-Kingsburg-Fowler Sanitation District (SKF) standards.
19. Applicant shall pay applicable sewer connection fees to SKF based upon the rates in effect at the time of payment.
20. The developer shall grant to SKF easements over the on-site sewer lines as requested by SKF for maintenance purposes.

Grading and Drainage:

21. That a grading and drainage plan be submitted for review and approval by the City Engineer. Permanent surfacing shall be provided for the site consisting of an asphalt concrete surfacing and valley gutter for drainage, with minimum surfacing section to include 2" of asphalt concrete over 4" of aggregate base per City Standards. Valley gutter shall be a minimum width of 3' per City Standards. The developer shall obtain a grading permit for all on-site grading work.
22. That the applicant dedicate to the City and construct an on-site storm water disposal facility in accordance with City of Kingsburg standards and subject to review and approval by the City Engineer.
23. The site includes the area designated on the Storm Water Master Plan for a permanent ponding facility of the City that is to serve this parcel and other parcels to the north. The developer shall pay applicable fees and submit an application for and receive approval of a Storm Drainage Master Plan Amendment to memorialize movement of the master storm drainage basin location to its proposed location.
24. That the developer obtains an NPDES permit from the Regional Water Quality Control Board. A Storm Water Pollution Prevention Plan shall provide for the mitigation of soil erosion from the project site during the construction and warranty periods and be submitted to the City prior to the start of construction.
25. Applicant shall submit storm drainage calculations to identify storm drainage flows and hydraulic grade line and to verify proposed pipeline sizes and inlet sizing & spacing.

26. That as part of the mitigation measures for soil erosion; the developer shall be responsible for street sweeping during the one-year warranty period.

Aesthetics:

27. That a landscape and irrigation plan be submitted for review and approval by the City Engineer for the areas along Simpson Street. Landscape shall be provided along the frontage of Simpson Street for a minimum width of 30', and along the Freeway 99 frontage for a minimum width of 20'.
28. That a landscape and irrigation plan be submitted for review and approval by the City Engineer for the areas around and within the permanent park/drainage basin.
29. That the developer provides and install street trees with root barriers to City Standards along the front property line.
30. That the developer annex the property into the City Landscape and Lighting District for
31. That the site be provided with a City standard trash enclosure with concrete slab and decorative masonry wall.

Utilities:

32. All existing overhead utilities adjacent to the subdivision shall be undergrounded.
33. That the applicant provide appropriate public utility easements for the extension of utility across and into the project site.
34. That the applicant provide on-site lighting in accordance with a plan to be approved by the Building Official.
35. That the developer provide a street light plan for review and approval by the City Engineer for Simpson Street, prior to approval of the improvement plans and prior to the start of construction. Streetlights shall be provided by the developer and maintained by the City pursuant to PG&E rate schedule LS2C.
36. Developer shall work with PG&E for the preparation of a utility plan, subject to the review and approval by the City Engineer prior to approval of the improvement plans and prior to the start of construction. All work shall be completed such that no street surface need be reopened for service.

Irrigation:

37. That any irrigation pipelines maintained by CID be relocated outside of the street right of way, except at street crossings. Any irrigation lines that must remain in service shall be reconstructed with rubber gasket reinforced concrete pipe.
38. That all abandoned irrigation lines serving the property be removed.

The motion carried by unanimous aye voice vote of those Commissioners present.

Commissioner Henslee excused himself at 6:00 P.M.

Site Plan Review – SPR 2006-05, for Multi-Tenant Shops Building located on the northwest corner of Marion Street and Williams Street (Cotton Oil Site), applicant, Rauschenbach Marvelli Becker Architects, owner/representative Interra Vision. - Planning and Development Director Terry Schmal gave brief details of this Site Plan Review, stating that the buildings are similar in design to the adjacent Walgreens and shops buildings, but on a smaller scale. The Interra Vision representative stated that they will

carry the timbering around the entire building, which was a recommendation from the Architectural Design Review Committee.

Steve Ourada with Ourada Engineering presented new elevations with the additional timbering on the southeast and southwest elevations.

Commissioner Martin made a motion, seconded by Commissioner Woollard, to approve Site Plan Review 2006-05 for a multi-tenant shops building south of the Walgreen's Drug Store subject to the conditions recommended by City Staff:

- That any public improvements comply with Kingsburg's Improvement Standards as approved in November 2002 and subsequently amended.
- That exterior lighting be hooded to prevent glare on neighboring properties.
- That the building be equipped with fire sprinklers as required for all structures in excess of 5,000 square feet.
- Landscaping must be similar in appearance to that around the Walgreen's building and the strip mall to the west, including types and density of planting and proportions of site area devoted to landscaping. Landscape and irrigation plans must be submitted to and approved by the City Engineer.
- Drainage and grading plans must be submitted to and approved by the City Engineer.

The motion carried by unanimous aye voice vote of those Commissioners present.

Regulations For Gated Communities - Planning and Development Director Terry Schmal gave a brief background of the prior discussions regarding gated communities. Mr. Schmal touched briefly on recommendations made to deal with gated communities

- Limiting acreage to 15 to 20 acres
- Limit the number of units built in each gated community per year
- Wide landscape strips
- Require a tier of conventional lots to be developed in front of gated communities

Commissioner Parlier stated that another concern is to attempt to encourage neighborhood appearances, and pay closer attention to aesthetics that are visible to the citizens living on the outside of the gated community.

Commissioner Woollard stated that he would like to see acreage limited, and is concerned about the effect on circulation.

Commissioner Martin stated that he has lived in gated communities prior to living in Kingsburg and feels that planning is an important part of this process.

Planning and Development Director Terry Schmal stated that this could be a topic for the next joint meeting.

It was the consensus of the Commission that this is a good start for this item and will require more discussion.

Conceptual Review for 93 lot Planned Unit Development located on Mendocino Avenue East of Gateway Subdivision. Applicant West Star Construction Representative Morton & Pitalo. (Olson Estates)

The applicant, Dave Crinklaw from West Star Construction.

Conceptual Review for 83 lot Planned Unit Development located on Mendocino Avenue East of Gateway Subdivision. Applicant West Star Construction, representative Morton & Pitalo. (Kings Village)

The applicant, Dave Crinklaw of West Star Construction gave a brief presentation outlining the layout and presented architectural designs of proposed homes. He stated that he is presenting two separate projects tonight encompassing all of the Olson's 40 acres, and the North Kingsburg Specific Plan (NKSP) was used as a guideline for the layout on this project.

He stated that some of the features of this project include:

- ❖ A Green path through the center of both parcels with a park located in this area.
- ❖ The lots on either side of this green path will have alley access only with the front yards becoming the green path.
- ❖ Both projects will offer park sites and alley.
- ❖ There will be a variation of home sites with smaller homes surrounding the park sites.

Issue with visitor parking, no room for more than one in the alley, street parking would be reduced.

Planning and Development Director Terry Schmal stated that there are many elements contained in the NKSP such as the mix of lot sizes. He stated there are no multifamily units in this project and the state requires a certain amount overall. Mr. Schmal suggested that the applicant add a multifamily element to this project.

City Manager Don Pauley, speaking on behalf of the Community Services Coordinator, stated that there are issues with parking on smaller lots with no provision for visitor parking. He stated that a designated visitor parking area should be shown. Mr. Pauley also stated that the owners of the homes fronting on the park area would most likely not like the idea of neighbors using their front yards as a play area. A homeowner's association agreement would take care of this problem with the park areas taken care of within the complex and not left for the City to maintain.

Planning and Development Director Terry Schmal stated that in the Ordinance it is an option for the applicant to present his conceptual map to the Planning Commission but it does not require their approval. He stated that a complete agreement with the concept is not the main concern at this time, and the Commission will review this project again at the Tentative Map stage.

It was the consensus of the Commission that this project could proceed to the next level with the following recommendations:

- Provide adequate parking for the small lots
- Redistribute the smaller lots throughout the subdivision
- Mix alley and front loading lots
- Include multi family element

For the next item Conceptual Review for the Stimmell Property, Commissioner Parlier stepped down since he lives within 150 feet of this project. Commissioner Martin stepped down also since he lives within 100 feet of this project. Planning Secretary Mary Colby designated Commissioner Peelgren as the temporary chairperson for this item.

Conceptual Review for 32 lot subdivision located north of Klepper Street between 14th Avenue and 18th Avenue (Estate of Frances Stimmell), applicant Highland Partners Group, representative Tim Brown. - Planning and Development Director Terry Schmal gave a brief background of this project stating that this is a similar submittal as the prior. Doug Ledetbor of Highland Partners stated that the City limits surround this piece and it is a logical annexation.

Commissioner Peelgren stated that this seems to fit with the surrounding neighborhoods.

It was the consensus of the Commissioners present that this project could proceed to the next level.

Commissioner Parlier and Commissioner Martin returned to their seats at 7:25 P.M.

Kingsburg Redevelopment Agency Draft 2005-2009 implementation plan - City Manager Don Pauley presented the draft 2005-2009 implementation plan and asked for review and comment on the consistency of this Plan with the City's General Plan.

Commissioner Woollard made a motion, seconded by Commissioner Martin, to recommend to the City Council approval of the 2005-2009 implementation plan for the Kingsburg Redevelopment Agency with the City's General Plan. The motion carried by unanimous aye voice vote of those Commissioners present.

Future Items.

Adjourn – At 7:30 P.M. the Kingsburg Planning Commission adjourned.

Submitted by

Mary Colby, Planning Commission Secretary